



OCEAN PINES ASSOCIATION, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
Wednesday, June 3, 2020  
7 PM, Microsoft Team Virtual Meeting

PRESENT: Doug Parks, Colette Horn, Camilla Rogers, Larry Perrone, Frank Daly and Tom Janasek. Steve Tuttle was absent but excused.

ALSO PRESENT: John Viola, General Manager.

**Call to Order** – Doug Parks called the meeting to order at 7:00 pm with the Pledge of Allegiance.

**Approval of Agenda**

Mr. Parks asked for a Motion to amend the Agenda, Mr. Perrone so moved, Ms. Rogers seconded. Mr. Parks added under New Business, a Motion to accept the approved Seacrets MOU; Mr. Perrone added under New Business, a Discussion of Pool Openings, all in favor.

**Approval of Minutes**

May 2, 2020 – Regular Meeting – Ms. Horn moved to accept, Mr. Perrone seconded, all in favor.

May 12, 2020 – Special Meeting - Ms. Horn moved to accept, Mr. Perrone seconded, all in favor.

May 12, 2020 – Closed Meeting – Mr. Perrone moved to accept, Mr. Janasek seconded, all in favor.

May 18, 2020 – Special Meeting - Ms. Horn moved to accept, Mr. Perrone seconded, all in favor.

May 18, 2020 – Closed Meeting - Mr. Perrone moved to accept, Mr. Janasek seconded, all in favor.

**President's Remarks – Doug Parks** – Mr. Parks urged everyone to respond to the 2020 Census and encourage friends and family to do the same. He gave kudos to people that attended the opening of outdoor dining at the Yacht Club and Matt Ortt staff, everyone was following the guidelines.

**GM Report- John Viola** (see attached)

**Treasurer's Report- Larry Perrone** (see attached)

**Public Comments**

Mr. Parks stated no comments or questions were received prior to the meeting. He then explained how to make a comment on the chat feature. No public comments were offered.

## **Capital Purchases Requests- None**

## **CPI Violations- None**

## **Unfinished Business – None**

### **New Business –**

Motion - Move to approve the Memorandum of Understanding with Seacrets for the use of the beach side and bay side parking lots. – Doug Parks – Mr. Perrone seconded, all in favor.

Discussion – Pool Openings – Larry Perrone

### **Appointments –**

Frank Biancaniello – 2<sup>nd</sup> Term – Golf – Mr. Daly moved to approve, Ms. Horn seconded, all in favor.

At 8:46 pm, Mr. Daly moved to adjourn, Ms. Rogers seconded, all in favor.

Respectfully submitted:  
Camila Rogers, Secretary

\*Please note at a May 12, 2020 Special Board Meeting - Mr. Parks moved to Adjourn to closed session for the purpose of consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowner's association; specifically discussion of matters pertaining to employees and personnel as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) (vi) and Section 11B-111 (4) (i).– Mr. Daly seconded, after a lengthy discussion of the loan process, all were in favor of the Motion.

\*Please note at a May 18, 2020 Special Board Meeting – Mr. Parks moved to Adjourn to closed session for the purpose of consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowner's association; specifically discussion of matters pertaining to the Seacrets parking lot lease as permitted by the MD Homeowner's Association Act, Section 11B-111 (4) (vi) - Mr. Daly seconded, all in favor.